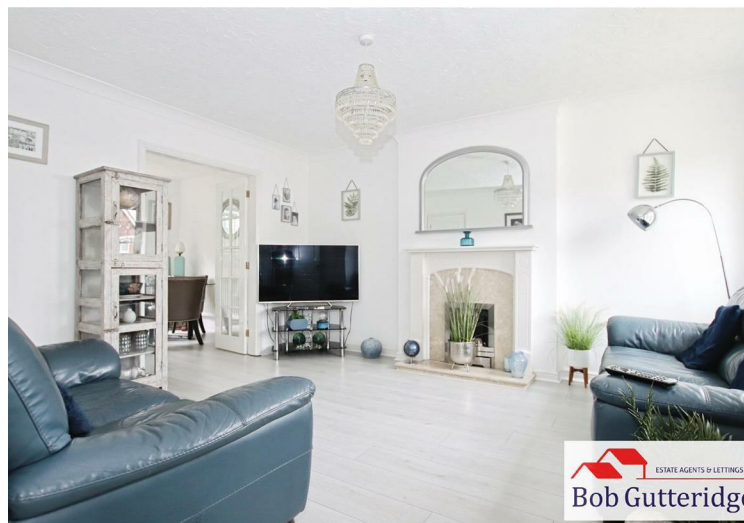


2 Watlands View, Porthill
Newcastle, Staffs ST5 8AA
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60 Old Hall Drive, Bradwell, Newcastle, Staffs, ST5 8RQ



Freehold Offers in excess of £295,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious detached home situated on an envious plot in this ever popular and convenient Bradwell location which provides ease of access to local shops, schools and amenities as well as offering good road links to both the A34 & A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, downstairs WC, lounge, dining room, fitted kitchen, utility room with integral access to the garage and to the first floor are four family sized bedrooms along with a first floor bathroom and fully tiled en-suite shower room. Externally the property offers gardens to front and rear along with off road parking and an integral garage. Viewing Of This Home Is A Must ! We can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

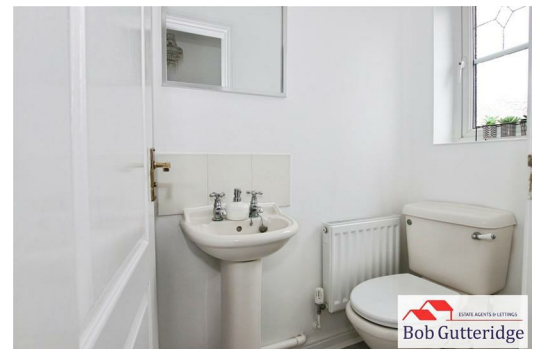
ENTRANCE HALL

With part panelled part double glazed frosted front access door with inset lead pattern, Upvc double glazed window to the front with inset lead pattern, pendant light fitting, panelled radiator, modern grey wood-effect flooring, stairs to the first-floor landing, smoke alarm, wall mounted thermostat and doors leading off to rooms including:



DOWNSTAIRS WC 1.60m x 0.94m (5'3" x 3'1")

With Upvc double glazed frosted window to the front with inset lead pattern, enclosed light fitting, artex to ceiling, a coloured suite comprising of low-level WC, pedestal sink unit with ceramic splashback tiling, panelled radiator and modern grey wood-effect flooring.



LOUNGE 4.32m x 3.76m (14'2" x 12'4")

With Upvc double glazed window to the front with inset lead pattern, artex to ceiling, coving, pendant light fitting, modern grey wood-effect laminate flooring, feature fire surround with built-in modern coal-effect gas fire, TV aerial connection point, power points, panelled radiator, door to under stairs storage cupboard and multi-glazed French doors provide access to:



DINING ROOM 2.69m x 2.64m (8'10" x 8'8")

With aluminium double glazed sliding patio door to rear, artex to ceiling, pendant light fitting, panelled radiator, modern grey wood-effect flooring, power points and arch doorway providing access to:



FITTED KITCHEN 3.18m x 2.62m (10'5" x 8'7")

With Upvc double glazed window to rear, artex to ceiling, four spotlight fittings, a range of base and wall-mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built-in Candy four-ring ceramic gas hob unit with extractor hood above, built-in Beko oven with grill above, built-in stainless steel bowl and a half sink unit with mixer tap above, plumbing for dishwasher, double panelled radiator, ceramic splashback tiling, ceramic tiled flooring, power points and access to:



UTILITY ROOM 2.62m x 1.47m (8'7" x 4'10")

With double glazed rear access door, artex to ceiling, enclosed light fitting, extractor fan, Upvc double glazed window to side, base mounted grey storage cupboards providing ample domestic storage space, round edge work surface with built-in stainless steel bowl and a half sink unit with mixer tap above, ceramic splashback tiling, ceramic tiled flooring, plumbing for automatic washing machine, space for condensing dryer an Ideal Logic Max gas combination boiler provides the domestic hot water and central heating systems, power points plus door leading to integral garage.:



FIRST FLOOR LANDING

With access to loft space, pendant light fitting, smoke alarm, panelled radiator and doors to rooms including:



BEDROOM ONE (FRONT) 3.96m x 3.76m reducing to 2.90m (13'0" x 12'4" reducing to 9'6")

With Upvc double glazed window to front with inset lead pattern, artex to ceiling, pendant light fitting, panelled radiator, power points, door to built-in wardrobe providing ample domestic hanging and storage space plus door leading off to:



EN-SUITE SHOWER ROOM 1.68m x 1.63m (5'6" x 5'4")

With Upvc double glazed frosted window to front with inset lead pattern, enclosed light fitting, a modern white suite comprising low-level vanity sink unit with chrome mixer tap above, corner glazed shower enclosure with thermostatic direct flow shower, fully tiled in wall ceramics, ceramic tiled flooring and chrome towel radiator.



BEDROOM TWO (REAR) 3.10m x 2.77m (10'2" x 9'1")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, panelled radiator, beechwood effect laminate flooring and power points.



BEDROOM THREE (REAR) 2.69m x 2.67m (8'10" x 8'9")

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, beechwood effect laminate flooring and power points.



BEDROOM FOUR (FRONT) 2.72m x 2.06m (8'11" x 6'9")

With Upvc double glazed window to front with inset lead pattern, artex to ceiling, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 1.88m x 1.75m (6'2" x 5'9")

With Upvc double glazed frosted window to rear, artex to ceiling, enclosed light fitting, extractor fan, a white suite comprising of low-level WC, pedestal sink unit, panel bath unit, ceramic half wall tiling, ceramic tiled flooring and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

With lawn section to frontage with plum slate chippings providing ease of maintenance, a double tarmac driveway provides off-road parking for two or more vehicles and access leading alongside the property to:



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, paved pathways lead along both sides of the property, a paved area provides a handy bin store, steps tier up to a timber-decked area providing ample domestic patio and sitting space, lawn section with mature shrubs and plants to borders.



INTEGRAL GARAGE 5.46m x 2.49m + recess (17'11" x 8'2" + recess)

With up-and-over door, Upvc double glazed window to side, pendant light fitting, electricity consumer unit and ample domestic external storage space.

COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

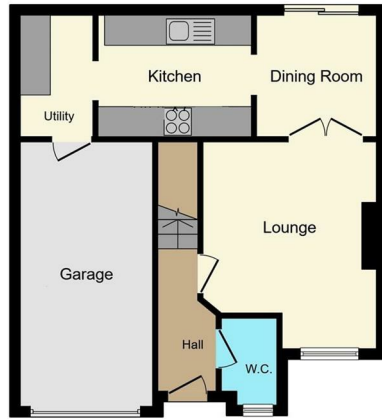
SERVICES

Main services of gas, electricity, water and drainage are connected.

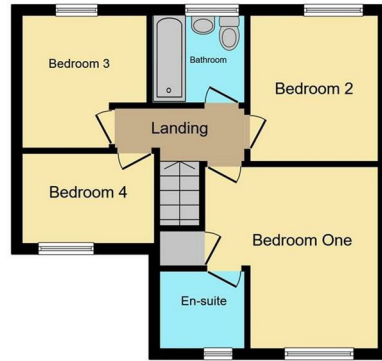
VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

60 Old Hall Drive, Newcastle, ST5 8RQ



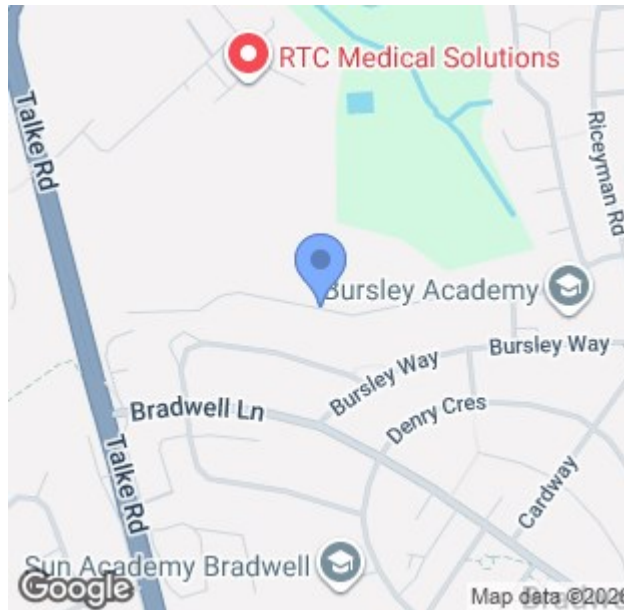
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm



 **Bob Gutteridge**
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